



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Board of Directors Meeting
April 9, 2018

The Board of Directors meeting of River Plantation Community Improvement Association, Inc. was held on the above date at the River Plantation Office located at 451 River Plantation Drive in Conroe, Texas 77302.

Directors Present: Jamie Goodman, Jaime Barnes, Doug Skinner, Linda Schneider, Steve Schneider, and George Gilmer.

Directors Absent: Steve Dresel, Randy Melin and Joe Tipton.

Also in Attendance: Tammy McMillan representing Crest Management.

Call to Order: Due notice having been given and a quorum being present, the meeting was called to order at 6:32 p.m.

Approval of Minutes: Minutes of the Board of Directors meeting held on March 12, 2019 were approved with amendments.

Financials: It was reported that the former Treasurer is a signer on the Woodforest Bank Account. Jaime Barnes, current Board Treasurer will work with Crest to revise the signers on the account. CM reported the financials for March have not been received from Sterling. The Board would like to have Crest prepare a preliminary budget for 2019-2020 by May for the Board to begin the budget process.

Director Goodman received the funds awarded to RPCIA from the golf course litigation judgment for over \$85,000.00. Director Goodman recommends opening a Midsouth Bank account with these funds.

After brief discussion, a motion was made, seconded and carried to open the Midsouth Bank account.

Committee Reports:

Grounds & Maintenance: The entry (red) bridge repairs and renovation is complete. Horizon Custom Homes and Renovations did a great job and did additional work beyond what was expected. There are ongoing bids to add boulders at the cart paths. Director Goodman is in contact with Montgomery County to conduct testing for weight and/or load bearing limits.

Parks & Pool (Facilities and large parks): The drainage work is ongoing at Tom Phillips Park. The flower beds were hit twice after several accidents. The cameras and alarm are installed at the Sports Park with some work left to complete. There are approximately 12 trees that have been tagged in Tom Phillips with plans to remove them but the exact total will be reported by Director Dresel. The Board thanked Tom for his time and efforts to complete this project. There are leaks at the pool and water from the well has been used to fill the pool level. The well pump is burnt up now and requires a 1/2 hp pump motor for \$3,600.00. Director Goodman has been working to obtain the results from the leak detection performed last year in order to repair the leaks.

Crest Management will be responsible for distributing pool tags this year and moving forward. After owner account histories have been received from Sterling to know the status of owner account balances, tags will be mailed to owners in good standing. Any others will be available upon requested online after payments are made.

Parks (community parks) Vehicles are being tagged who are in violation.

Safety & Security - Director Steve Schneider reported residents are still leaving valuables in their vehicles and not locking them in other cases. In one instance, the theft of firearms occurred.

Events - Director George Gilmer and Director Jaime Barnes reported plans for the upcoming Easter Event. The event is April 20th. The Cornerstone Church is contributing hotdogs and stuffing 2000 eggs for the egg hunt. There will be face painting, a petting zoo and hotdogs. Shredder Day will be held on May 11th at the red building and the Community Garage Sale is May 4th. CM is purchasing the advertisements that run in several area papers. Mr. Dresel will assist with scheduling of the traffic control officers for the event.

Communications & Technology - Mr. Lee is responsible for website content and edits. Minutes from January through March are needed. CM will provide minutes when received from Sterling. The annual meeting minutes from 2018 are



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also needed. Mr. Lee will post the information letting owners know how to get pool tags this year. CM will also need to provide links to the Architectural Application/Exterior Modification Form in order to add to the rpcia.com website.

Architectural Control - Director Steve Schneider will work with Crest to make sure all applications and approvals are transitioned so nothing is missed.

Compliance - 168 letters were sent and 7 already closed in March according to Director Doug Skinner. 34 force mow were sent in March and will likely increase in May.

Policy and Procedure- Nothing to report. CM directed to check on fining policy which should already should have been recorded.

Flood Committee: Nothing major to report. The SJ River Authority is liked on the FB page so regular updates are available.

Homeowner Input: All present were given the opportunity to address the Board.

Homeowner expressed concerns over the use of fireworks in the community.

Ratify decisions made between meetings:

The Board elected to deny an owner's request for a waiver of fees for account #2560400001.

Business:

Board Code of Conduct - After discussion, Director Goodman will ask Hoover Slovacek to draft for Board review and approval.

Transition Status - The transition is ongoing. Statements may be mailed in April but that is dependent on the account histories from Sterling.

Other Business:

Homeowner have been expressing the need to add heavy trash days to the collection schedule. The Board debated and agreed to table as of this meeting.

Scheduling of Next Meeting: A bi-annual meeting is approaching but a date has not been confirmed. The next meeting is May 14, 2019.

Executive Session: Homeowners were excused at 7:25 p.m. for executive session.

Reconvene Open Session: The open session reconvened at 8:00 p.m.

Executive Session Summary: Director Goodman summarized what occurred in executive session.

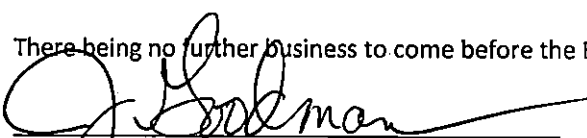
The Board of Directors discussed the status of the Golf Course litigation.

The Deed Restriction Report was unavailable for this meeting.

The Board Reviewed the Attorney Status Report. Current accounts at attorney will proceed as necessary.

The AR Report was unavailable for this meeting.

There being no further business to come before the Board, the meeting adjourned at 8:05 p.m.



Authorized Officer

5-14-19

Date